

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

USA Self Storage- East Gate



25255 AR-5

Lonsdale, AR 72087

Presented by:

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LIST PRICE: \$3,325,000

INVESTMENT HIGHLIGHTS

- 100% climate-controlled, stabilized, conversion project with expansion opportunities to increase scale through Dollar General conversion and future development on 2.64-acre tract
- Additional, in-place income from Dollar General lease (expires 9/2026)
- Strong, in-place CC rents \$0.88/RSF
- Opportunity to implement tenant insurance requirement.

PROPERTY DETAILS

RSF:	24,643 RSF—Climate Controlled Storage 8,625 RSF—Dollar General 1,200 SF—Open Parking
Units:	173
Unit Occupancy:	97%
Economic Occupancy:	83%
Physical Occupancy:	96%



